

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FOR OFFICIAL USE ONLY:

Agenda Date: 12-18-15

Tentative No.: 23734-1-NEW

Received Date: 12-8-15

FEES:

D.R.E.R.----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

Number of Sites : (1)

Concurrency Review Fee (*6.00% of Sub-Total) --

\$124.92 *Not applicable within Municipalities

AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=>

\$2,206.92

<====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 3 Twp.: 54 S. Rge.: 40 E. / Sec.: Twp.: S. Rge.: E.

1. Name of Proposed Subdivision: Leon Flagler

2. Owner's Name: Leon Medical Centers, Inc. Phone: 305-631-5933

Address: 11501 SW 40th St., 2nd Floor City: Miami State: FL Zip Code: 33165

Owner's Email Address: michael.shealy@leonmedicalcenters.com

3. Surveyor's Name: Fortin, Leavy, Skiles, Inc. Phone: 305-653-4493

Address: 180 NE 168th Street City: N. Miami Beach State: FL Zip Code: 33162

Surveyor's Email Address: damian@flssurvey.com

4. Folio No(s): 30-4003-017-0010 / / /

5. Legal Description of Parent Tract: See Exhibit "A"

6. Street boundaries: NW 2nd St. & NW 79th Ave.

7. Present Zoning: BU-2 Zoning Hearing No.:

8. Proposed use of Property:

Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.),

Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

15,891 sq ft. Parking garage

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

Signature of Owner: [Signature]

COUNTY OF MIAMI-DADE)

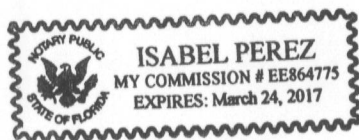
(Print name & Title here): BENJAMIN LEON / CHAIRMAN

BEFORE ME, personally appeared BENJAMIN LEON this 17 day of SEPTEMBER, 2015 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known ✓ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 17 day of SEPTEMBER, 2015 A.D.

Signature of Notary Public: [Signature]

(Print, Type name here: ISABEL PEREZ)



(NOTARY SEAL)

3/24/2017
(Commission Expires)

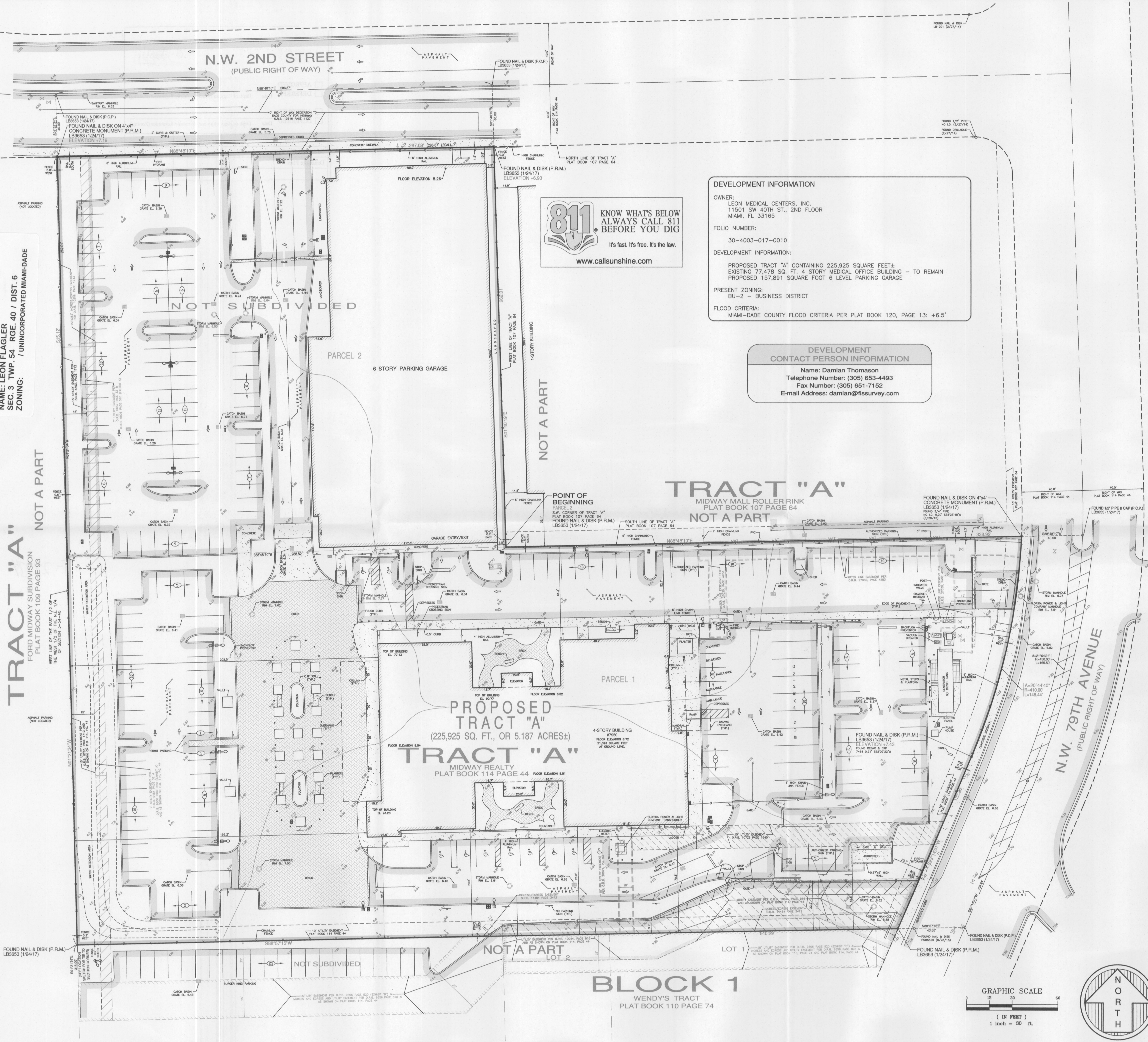
EE864775
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23734-5-CORR
NAME: LEON FLAGLER
SEC. 3 TWP. 54 RGE. 40 / DIST. 6
ZONING: UNINCORPORATED MIAMI-DADE

TRACT "A"
FORD MIDWAY SUBDIVISION
PLAT BOOK 109 PAGE 93
NOT A PART

FOUND NAIL & DISK (P.R.M.)
LB3553 (12417)



DEVELOPMENT INFORMATION

OWNER:
LEON MEDICAL CENTERS, INC.
11501 SW 40TH ST., 2ND FLOOR
MIAMI, FL 33185

FOLIO NUMBER:
30-4003-017-0010

DEVELOPMENT INFORMATION:
PROPOSED TRACT "A" CONTAINING 225,925 SQUARE FEET-
EXISTING 77,478 SQ. FT. 4 STORY MEDICAL OFFICE BUILDING - TO REMAIN
PROPOSED 157,891 SQUARE FOOT 6 LEVEL PARKING GARAGE

PRESENT ZONING:
BU-2 - BUSINESS DISTRICT

FLOOD CRITERIA:
MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13: +6.5'

DEVELOPMENT CONTACT PERSON INFORMATION

Name: Damian Thomason
Telephone Number: (305) 653-4493
Fax Number: (305) 651-7152
E-mail Address: damian@fssurvey.com



LOCATION SKETCH
A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 40 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1" = 300'

- LEGEND**
- CATCH BASIN
 - MANHOLE
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - CATCH BASIN INLET
 - UTILITY POLE
 - RISER
 - FIRE HYDRANT
 - SIGN
 - GRADE ELEVATION
 - 0.5' CURB
 - 2.00' CURB & GUTTER
 - CHAIN LINK FENCE
 - ELEVATION
 - INVERT
 - SANITARY
 - OFFICIAL RECORDS BOOK
 - DEED BOOK
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - CONCRETE
 - ASPHALT PAVEMENT

LEGAL DESCRIPTION:

PARCEL 1:
All of Tract "A" of MIDWAY REALTY, according to the plat thereof, as recorded in Plat Book 114, Page 44, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:
A portion of the West 1/2 of the Northeast 1/4 of Section 3, Township 54 South, Range 40 East, being more particularly described as follows:

Begin at the Southwest corner of Tract A, as shown on the Plat of MIDWAY MALL ROLLER RINK, as recorded in Plat Book 107, Page 64, of the Public Records of Miami-Dade County, Florida; thence South 88 degrees 48'10" West along the Westerly prolongation of the South line of said Tract A for 288.52 feet to a point on the West line of the East 1/2 of the West 1/2 of the Northeast 1/4 of said Section 3, thence North 01 degrees 21'34" West along said West line of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 3 for 282.01 feet; thence North 88 degrees 48'10" East along the Westerly prolongation of the North line of said plot of MIDWAY MALL ROLLER RINK for 286.87 feet; thence South 01 degrees 40'19" East, along the West line of the aforementioned Tract A for 282.01 feet to the Point of Beginning; said lands lying and being in Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 South, Range 40 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 88°48'10"E for the South right of way line of N.W. 2nd Street, and evidenced by (2) found nails & disks (P.R.M.).
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. N-3010, Elevation +7.67' located by PK nail & brass washer in center of concrete culbouse at N.W. 2nd Street (on centerline) and N.W. 79th Avenue (58' West of centerline).
- Lands shown hereon are located within an area having a Zone Designation AH (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12085C0289L, for Community No. 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 225,925 square feet, or 5.187 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Total striped parking spaces within legal description: 310 Regular and 8 Handicap. Parking spaces were not verified for any applicable requirements.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on information furnished by client and Quit Claim Deed recorded in O.R.B. 26581, Page 4485, and no claims as to ownership are made or implied.
- Tax Folio No.: 30-4003-017-0010 per property appraiser's website.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 27, 2014 and last updated on January 24, 2017, and as a "Tentative Plat" for Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of service not to be reproduced in whole or in part without the express written permission of same.				
DATE	17/0001	UPDATE SURVEY (1/24/17) SJD	DATE	17/0001
BY	161305	LOCATE NEW PARKING GARAGE ONLY (10/28/16) GEM	BY	161305
CHKD	151151	SHOW ADDITIONAL EASEMENTS	CHKD	151151
APP'D	151150	SET P.A.M. 4/20/16 (2/26/16) TC	APP'D	151150
REVISED	151151	REVISED MIAMI-DADE CO. FLOOD CRITERIA ELEVATION	REVISED	151151
NO.	Q.N.	Revision Description	NO.	Q.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00003653
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-663-4493 / Fax 305-663-1152 / Email fls@fssurvey.com

TENTATIVE PLAT
LEON FLAGLER
SECTION 3, TOWNSHIP 54 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA

Original Date	2/27/14
Scale	1"=30'
Drawn By	GEM
CAD No.	131697
Plotted	3/17/851a
Ref. Dwg.	2013-201 & 2000D-212
Field Book	626/05 & FLD. SHTS. RLL
Job No.	151148
Dwg. No.	2013-201-TPLAT
Sheet	1 of 1